

ORDINANCE NO. 990408-14

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE TO ESTABLISH A "PUD" PLANNED UNIT DEVELOPMENT DISTRICT ON APPROXIMATELY 264.991 ACRES OF LAND GENERALLY KNOWN AS THE FORUM PLANNED UNIT DEVELOPMENT, LOCALLY KNOWN AS THE LAND LOCATED ALONG AND NEAR SOUTH MOPAC BOULEVARD, WEST WILLIAM CANNON DRIVE, CONVICT HILL ROAD AND BRUSH COUNTRY ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 25-2-191 of the City Code is amended to change the base zoning district from "SF-2" Single Family Residence (Standard Lot) district, "CS" General Commercial Services district and "GR-CO" Community Commercial district-Conditional Overlay combining district to "PUD" Planned Unit Development district on the property (the "Property") described in File C814-98-0001 as five tracts of land consisting of approximately 264.991 acres of land, being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, generally known as the Forum Planned Unit Development, locally known as the land located along and near South MoPac Boulevard, West William Cannon Drive, Convict Hill Road and Brush Country Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the zoning map attached as part of Exhibit "C".

PART 2. This ordinance, together with the attached Exhibits "A" through "G", shall constitute the Land Use Plan for the Forum Planned Unit Development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Forum Planned Unit Development Land Use Plan (the "PUD Land Use Plan") attached as Exhibits "A" through "G" and on record at the Development Review and Inspection Department in File No. C814-98-0001. If the text of this ordinance and the attached exhibits conflict, the more restrictive provision shall control. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City of Austin in effect on the effective date of this ordinance shall apply to the Forum PUD.

PART 3. The attached exhibits are copies of originals on file with the City of Austin Development Review and Inspection Department in File No. C814-98-0001 and are

incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

- Exhibit A: Forum PUD Land Use Plan (3 sheets)
- Exhibit B: Forum PUD Development Regulations
- Exhibit C: Description of Property and Zoning Map
- Exhibit D: Permitted Uses Table
- Exhibit E: Green Builder Standards
- Exhibit F: Description of Mitigation Property
- Exhibit G: Water Quality Criteria

PART 4. In accordance with Section 25-2-411 (A) of the City Code, the following apply to the Forum PUD:

(1) Section 25-2-243 of the City Code does not apply to the PUD.

(2) Section 25-8-514 of the City Code is modified to allow impervious cover on sites within Parcels A through F, I and J to exceed 15 percent. Impervious cover on sites within the parcels must conform to the requirements set forth in Note 24 of Exhibit B.

PART 5. Nothing in this ordinance limits or prohibits the exercise by the City of its police powers or authority under the City Code and other applicable law, or limits or prohibits the right of the owner of the property to seek an amendment to any provision of this ordinance or the Land Use Plan or any variance or waiver from any City ordinance, regulation, or policies applicable to this Planned Unit Development.

PART 6. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 7. This ordinance takes effect on April 19, 1999.

PASSED AND APPROVED

_____, April 8, 1999

§
§
§

Kirk Watson

Mayor

APPROVED: _____
Andrew Martin

City Attorney

ATTEST: _____
Shirley A. Brown

City Clerk

THE FORUM PLANNED UNIT DEVELOPMENT

LAND USE PLAN

- Exhibit A: Forum PUD Land Use Plan (3 sheets)
- Exhibit B: Forum PUD Development Regulations
- Exhibit C: Description of Property and Zoning Map
- Exhibit D: Permitted Uses Table
- Exhibit E: Green Builder Standards
- Exhibit F: Description of Mitigation Property
- Exhibit G: Water Quality Criteria

FIELD NOTES

TRACT I

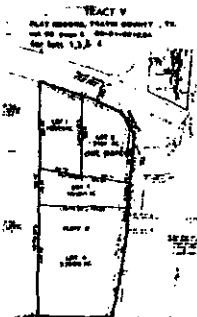
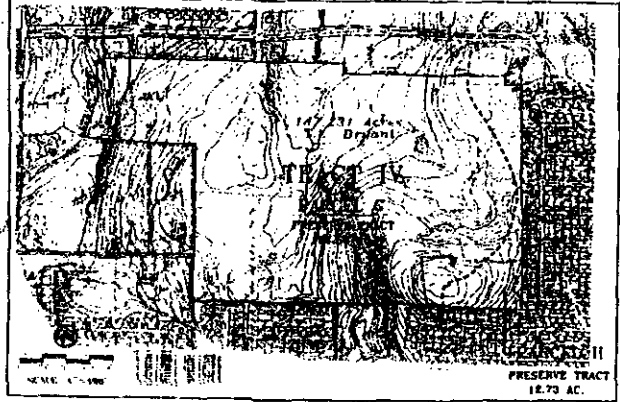
TRACT IV

TRACT II

TRACT I

MEAGUS SURVEYING CO., INC.

1401 WEST 4TH STREET, SUITE 200
AUSTIN, TEXAS 78701
(512) 476-1111



OWNER: GANZA ELI JAMES
3712 BEN GARZA LANE
AUSTIN, TX 78749-1521

THE FORUM PLANNED UNIT DEVELOPMENT

THE FORUM P.U.D.
SITE DEVELOPMENT OVERLAYS
AND LAND USE SUMMARY

TRACT	AREA (AC)	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	OFFICE	RETAIL	OTHER	TOTAL
TRACT I	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT II	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT III	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT IV	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT V	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT VI	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT VII	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT VIII	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT IX	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT X	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XI	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XII	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XIII	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XIV	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XV	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XVI	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XVII	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XVIII	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XIX	1.00	100%	0%	0%	0%	0%	0%	100%
TRACT XX	1.00	100%	0%	0%	0%	0%	0%	100%

THE FORUM P.U.D.

Site Map, Aerial, Coloration, to Land, Road

3.00-acre TRACT I (Parcel A1)

100% Residential 0.00% 100% 100%

1.00-acre TRACT II (Parcel B2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT III (Parcel C2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT IV (Parcel D2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT V (Parcel E2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT VI (Parcel F2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT VII (Parcel G2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT VIII (Parcel H2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT IX (Parcel I2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT X (Parcel J2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XI (Parcel K2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XII (Parcel L2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XIII (Parcel M2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XIV (Parcel N2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XV (Parcel O2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XVI (Parcel P2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XVII (Parcel Q2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XVIII (Parcel R2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XIX (Parcel S2)

100% Residential 0.00% 100% 100%

1.00-acre TRACT XX (Parcel T2)

100% Residential 0.00% 100% 100%

TABLE OF EXHIBITS

- EXHIBIT A: LAND USE PLAN (See attached sheets 2-3 and 3-3)
- EXHIBIT B: FORUM PUD DEVELOPMENT REGULATIONS
- EXHIBIT C: DESCRIPTION OF PROPERTY AND ZONING MAP
- EXHIBIT D: PERMITTED USES TABLE
- EXHIBIT E: GREEN BUILDER STANDARDS
- EXHIBIT F: DESCRIPTION OF MITIGATION PROPERTY
- EXHIBIT G: WATER QUALITY CRITERIA



990408-14

THE FORUM P.U.D.
EXHIBIT "A" LAND USE PLAN

ATTORNEY
JAMES A. GANZA, JR.
JAMES A. GANZA, JR.
JAMES A. GANZA, JR.

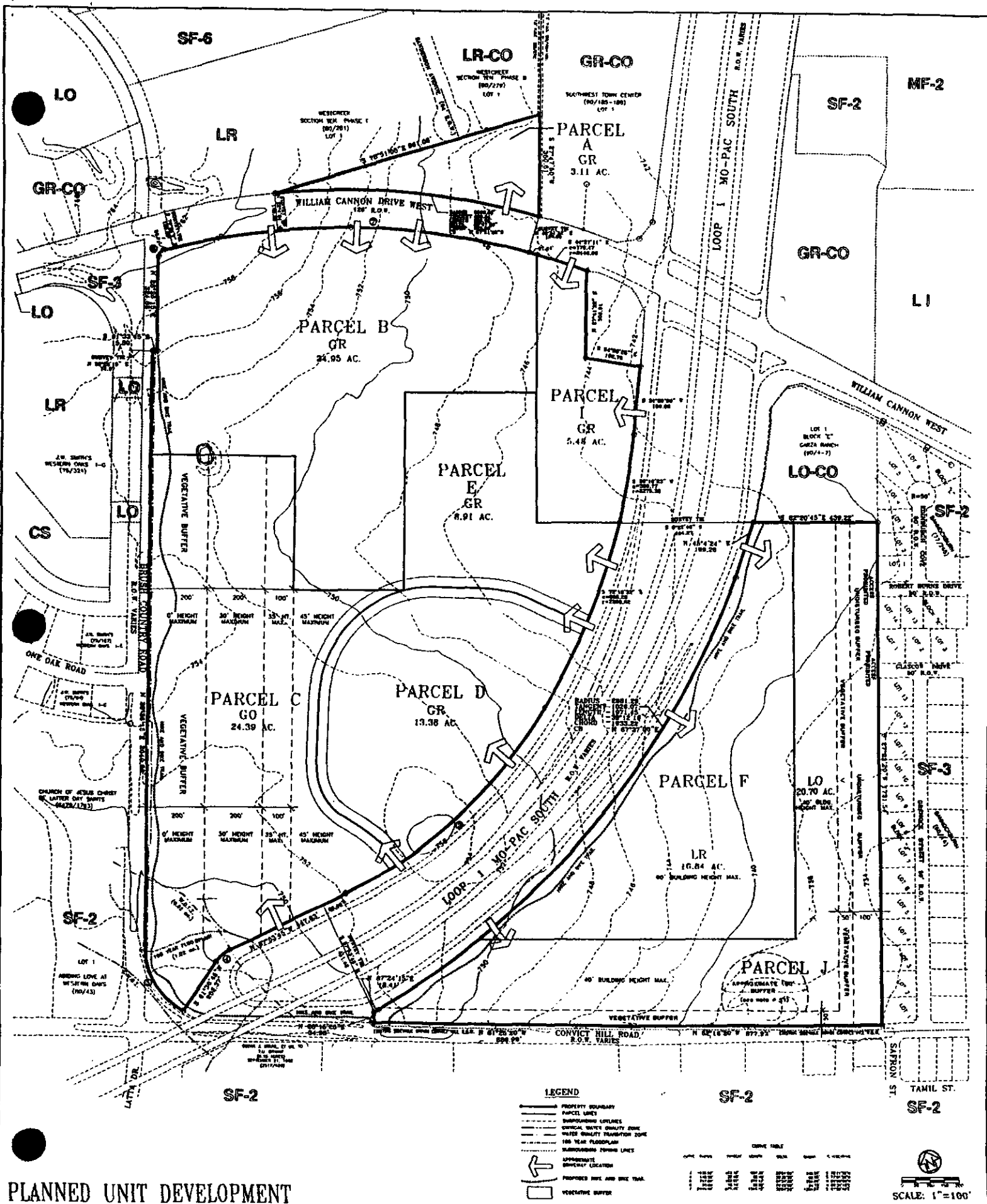
OWNER
JAMES A. GANZA, JR.
JAMES A. GANZA, JR.
JAMES A. GANZA, JR.

ENGINEER
JAMES A. GANZA, JR.
JAMES A. GANZA, JR.
JAMES A. GANZA, JR.

PLANNED ENVIRONMENTS INC.
PLANNED ENVIRONMENTS INC.
PLANNED ENVIRONMENTS INC.

PLANNED ENVIRONMENTS INC.
PLANNED ENVIRONMENTS INC.
PLANNED ENVIRONMENTS INC.

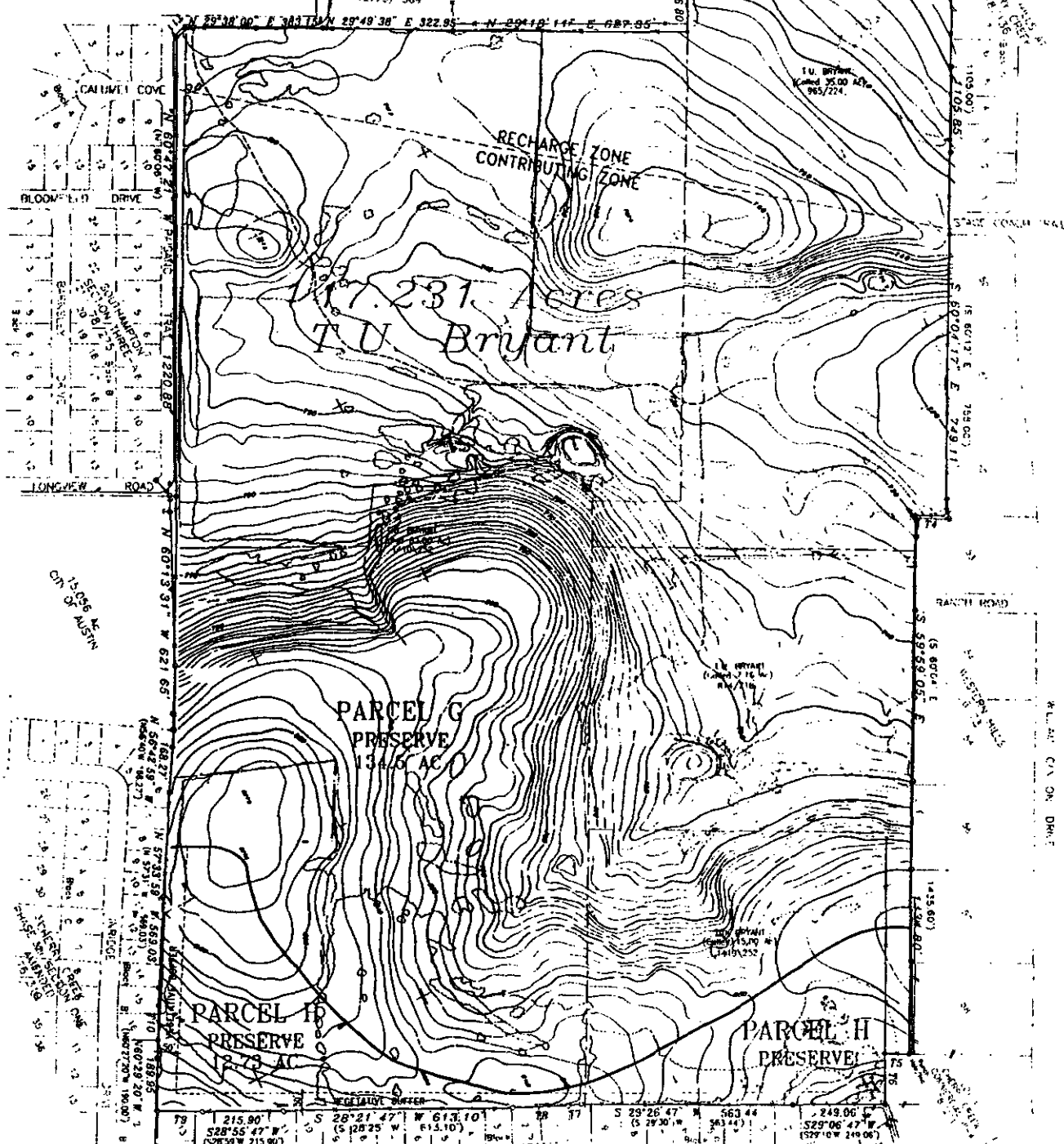
SHEET
1 of 3



LINE	DIST	BEARING			
11	72.90	N 77°54'33" E	21.76	N 73°13'00" E	
12	45.83	S 78°35'15" E	45.69	N 78°51'00" E	
13	204.45	S 59°37'58" E	204.34	S 59°36'00" E	
14	91.54	S 30°08'53" W	83.30	S 30°12'00" W	
15	85.50	S 30°28'21" W	82.80	S 30°17'30" W	
16	138.57	S 61°40'15" E	138.65	S 61°41'00" E	
17	34.79	S 27°13'47" W	14.79	S 22°17'00" W	
18	148.55	S 20°34'47" W	148.5	S 20°38'00" W	
19	119.30	S 30°08'47" W	119.30	S 30°12'00" W	
210	9.11	N 60°35'40" E	9.125	N 60°27'00" E	
211	39.1	N 10°07'19" E			

LEGEND

- CONCRETE MONUMENT FOUND
- IRON NAIL FOUND
- IRON ROD SET
- △ IRON CORNER FOUND
- △ MAIL FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- PUBLIC UTILITY TUBE
- DRAINAGE CATCH
- BUILDING LINE
- POWER POLE
- OVERHEAD ELEC LINE
- DOWN CUT
- RECORD CALL



SCALE: 1"=100' 990408-14

**FORUM PUD LAND USE PLAN
DEVELOPMENT REGULATIONS**

1. The cost of improvements required to provide water and wastewater utility service to development in the PUD is the responsibility of the owners of the property in the PUD.
2. Required easements shall be provided at the time that final plat(s) or site plans are approved, if not granted by final plat. Easements not granted by final plat shall be granted by separate instrument.
3. Drainage plans will be submitted to the Development Review & Inspection Department for review prior to construction.
4. A tree survey and landscaping plan shall be submitted with each site plan for development of property in the PUD.
5. Cut-and-fill and construction on slope information shall be provided with the submittal of a site plan for development of property in the PUD.
6. Site plan approval by the City is required for all development prior to construction, unless the development is exempted from site plan review under the City Code.
7. Bicycle and motor vehicle parking, loading spaces, queuing, and vehicle storage for proposed drive-through services shall be designed according to the City of Austin design criteria in effect at the time of site plan submittal and shall be reviewed at the time of final site plan review.
8. All streets, driveways, sidewalks, water, wastewater and storm sewer lines shall be constructed in compliance with City of Austin standards.
9. Vehicular access for off-street loading and unloading shall be provided for all non-residential sites.
10. Off-street parking and loading requirements will be provided in accordance with Chapter 25-6, Article 7 of the City Code. The locations of off-street parking and loading facilities shall be determined at the time of site plan review.
11. The permitted uses for each parcel are those uses set forth on the Permitted Uses Table attached to the PUD Zoning Ordinance as Exhibit "D".
12. Development of a parcel of land in the PUD that is across the street from or adjoining single-family uses will be subject to City of Austin's compatibility standards contained in Chapter 25-2, Article 10 of the City Code, as the standards exist on the date of submittal of a site plan for any development on the property. Except where the provisions of the PUD Land Use

EXHIBIT "B"

Plan are more restrictive than the compatibility standards, nothing in this Exhibit "B" shall be construed to vary the requirements of such compatibility standards.

13. Landscaping for development in the PUD shall meet or exceed the landscape requirements set forth in the City Code. Landscaping will comply with the Green Builder Standards attached to the PUD Zoning Ordinance as Exhibit "E".
14. Development in the PUD shall comply with the requirements of an Integrated Pest Management Plan ("IPM"), as defined in the City of Austin's Environmental Criteria Manual. Fertilization of landscaped areas shall be limited to 125% of the annual vegetation requirements. Prior to site plan approval of any golf course or driving range located in the PUD, a Management Plan shall be established to minimize water quality impacts and shall include the following elements: plant material specifications, fertilization specifications and plan, a separate IPM, and the capture of golf course runoff by the approved retention and re-irrigation system. Restrictions on the use of fertilizers, herbicides and pesticides is more particularly set forth in the Green Builder Standards attached to the PUD Zoning Ordinance as Exhibit "E".
15. Development in the PUD shall comply with the Forum PUD Green Builder Standards attached and incorporated in the PUD Zoning Ordinance as Exhibit "E".
16. Development in the water quality transition zone will be restricted in accordance with Section 25-2-483 of the City Code.
17. A vegetative buffer shall be provided along the western boundary of Parcel C abutting Brush Country Road as shown on Exhibit "A". The Parcel C vegetative buffer shall be a minimum of 200 feet in width. No development may be permitted in the vegetative buffer, except for the hike and bike trails described in Note 24 of this exhibit, utility connections, drainage improvements, water quality controls, and maintenance of the buffer. Drainage and/or water quality improvements in the buffer are limited to water quality irrigation areas or detention ponds designed to preserve trees over eight inches in diameter or clusters of three or more trees with trunk diameters two to six inches that are within 10 feet of one another.
18. A 150 foot buffer is provided along the eastern boundary of Parcel J as shown on Exhibit "A". The first 100 feet are reserved as an "undisturbed buffer". No development may occur within this "undisturbed buffer". A 50 foot "vegetative buffer" is provided 100 feet from the eastern boundary of Parcel J as shown on Exhibit "A". No development may occur within this "vegetative buffer" except for utility connections, drainage improvements, water quality controls and maintenance of the buffer. Any drainage and/or water quality improvements within this "vegetative buffer" are limited to water quality irrigation areas or detention ponds designed to preserve trees over eight inches in diameter or clusters of three or more trees with trunk diameters of two to six inches within ten feet of one another. A fence will be provided along the eastern boundary of the "vegetative buffer", see Exhibit "A". A 50 foot "vegetative buffer" is also provided on Parcel J along the Convict Hill Road as shown on Exhibit "A". No development shall occur within the buffer except for utility

connections, drainage improvements, water quality controls, maintenance of the buffer, and the emergency access permitted in Note 21 of this exhibit.

19. Vehicular access to Brush Country Road is prohibited from Parcels B through E and I. Access to Glasgow Drive and Robert Burns Drive is also prohibited from Parcels F and J.
20. Vehicular access to and from Convict Hill Road for Parcels F and J is limited to emergency access only. A "crash gate" or other, similar barrier will be provided along Convict Hill Road to prohibit non-emergency access to and from Parcels F and J.
21. Prior to site plan approval for development in the PUD adjacent to William Cannon Drive or Mopac Blvd., an area to be used as a future transit stop shall be designated on the site plan as requested by the transit authority.
22. The lighting of parking areas in the PUD shall be hooded or shielded so that the light source is not directly visible from adjacent properties in an SF-5 or more restrictive zoning district. Upward-directed lights are prohibited. Lighting within the parking areas is further restricted as set forth in the Green Builder Standards attached to the PUD Zoning Ordinance as Exhibit "E".
23. A pedestrian access system shall be designed throughout the development tracts (Parcels A through F, I and J), implementing conventional sidewalks and alternative sidewalks, such as hike and bike trails and crosswalks. Maintenance of the system shall be provided by the owner(s) and joint use access easements will be provided prior to site plan approval. The system shall comply with the applicable requirements of the Americans with Disabilities Act, and shall meander to avoid trees or other natural features. The system will be designed to address specific pedestrian and bicycle access requirements of the development and to provide safe and efficient pedestrian and bicycle access to each building or use in the PUD. Conventional sidewalks and ramps, where provided, shall be constructed in accordance with the City of Austin standards. The system shall be designed to promote pedestrian and bicycle accessibility to and from neighborhoods, area parks and other community facilities and natural areas. Any bicycle pathways along public roadways shall be physically separated from the roadway, either geographically or by barrier, to prevent encroachment by motorized vehicles in any such pathway. Prior to site plan approval of development in Parcels A through F, I and J, a site plan shall be reviewed by the Pedestrian and Bicycle Coordinator for the City of Austin.
24. Allowable Impervious Cover.
 - (a) Definitions. As used in this Exhibit "B":
 - (1) "Initial PUD Impervious Cover" is the overall allowable impervious cover, before the addition of any Additional PUD Impervious Cover as defined below, that is available for development on Parcels A through F, I and J upon approval of the PUD zoning ordinance. The Initial PUD Impervious Cover

is 35.21 acres based on fifteen percent (15%) of 234.73 acres of net site area for Parcels A through G, I and J. Parcel H is not included in the calculation set forth herein pursuant to Note 25(f).

- (2) "Additional PUD Impervious Cover" is an additional 22.79 acres of impervious cover above the Initial PUD Impervious Cover that may be used for development on Parcels A through F, I and J after the owner dedicates the Mitigation Property to the City. Additional PUD Impervious Cover may not be obtained unless the Mitigation Property required for the Additional PUD Impervious Cover is dedicated within seven (7) years of the approval of the PUD zoning ordinance.
 - (3) "Total PUD Impervious Cover" is the total amount of impervious cover available for development of Parcels A through F, I and J, and is determined by adding the Initial PUD Impervious Cover to Additional PUD Impervious Cover obtained in accordance with the PUD Land Use Plan. The Total PUD Impervious Cover may not exceed 58 acres for development on Parcels A through F, I and J.
 - (4) "Parcel Maximums" shall mean the maximum amount of impervious cover, expressed as a percentage of net site area, which may be allocated from the Total PUD Impervious Cover to any parcel. The Parcel Maximums are expressed on Exhibit "A" of the PUD Land Use Plan, and are subject to the limits of Total PUD Impervious Cover. Parcels B through E and I shall have a combined Parcel Maximum of 65 percent, all of which may be allocated to one or more of the parcels, subject to the Total PUD Impervious Cover. Parcels F and J shall have a combined Parcel Maximum of 40 percent, all of which may be allocated to one or more of the parcels, subject to the Total PUD Impervious Cover.
 - (5) "Mitigation Property" is the property more particularly described by the field notes attached to and incorporated in the PUD zoning ordinances as Exhibit "F".
- (b) Parcel G shall be undeveloped except that trails and trail markers are permitted. No paved surfaces are allowed on Parcel G except as required to comply with the Americans with Disabilities Act ("ADA"). The trails, trail markers and any paved surfaces required to comply with the ADA shall not be considered as impervious cover in calculating allowable impervious cover available for development on Parcels A through F, I and J. However, the net site area of Parcel G may be counted as net site area for the purposes of determining the Initial PUD Impervious Cover and Total PUD Impervious Cover.
 - (c) Impervious cover on Parcels A through F, I and J is limited to the Total PUD Impervious Cover as defined in this Exhibit "B". Impervious cover on each parcel

is allowed up to the Parcel Maximums, but overall development may not exceed the Total PUD Impervious Cover. Upon approval of the PUD Land Use Plan, the Initial PUD Impervious Cover is immediately available for development on Parcels A through F, I and J. A site plan for development may not be approved which results in impervious cover beyond the Initial PUD Impervious Cover unless the right to Additional PUD Impervious Cover is obtained as provided in this Exhibit "B".

- (d) The Initial PUD Impervious Cover, Additional PUD Impervious Cover, and the Total PUD Impervious Cover may be allocated to one or more parcels (except Parcels G and H), or to one or more lots created by plat in the parcels, as desired by the owner. The Parcel Maximums may also be allocated to one or more lots created by plat in the respective as desired by the owner.
 - (e) Before the owner, or a successor or assign, is entitled to Additional PUD Impervious Cover for development on Parcels A through F, I and J, the Mitigation Property must first be dedicated to the City of Austin as a preserve.
 - (f) Parcel H is located in a Suburban Watershed and is subject to the development regulations contained in Sections 25-8-391 through 25-8-395 of the City Code. Impervious cover on Parcel H, however, is limited to ten percent (10%) of the net site area.
25. Parcels A through F and I shall meet the water quality standards of Section 25-8-514 of the City Code regarding pollutant loading through a retention and re-irrigation system. Runoff from Parcels B through F, I and J shall be managed collectively through water quality controls and onsite pollution prevention techniques, so that an increase does not occur in the respective annual loading from Parcels B through F, I and J of the pollutants identified in Section 25-8-514 of the City Code from the site. The controls shall be designed in accordance with the standards and criteria approved by the Watershed Protection Department and set forth in the Water Quality Control Criteria attached and incorporated as Exhibit "G". Pollutant reduction requirements for Parcel A may be added to the retention and re-irrigation requirements on Parcels B through F, I and J to achieve no increase in average annual pollutant loads. The water quality controls applicable to Parcels A through F, I and J will be maintained by the owner(s) of Parcels A through F, I and J in accordance with the Forum Conditions, Covenants and Restrictions to be established. The Total PUD Impervious Cover shall be reduced if such a reduction is necessary to assure compliance with the pollutant load restrictions set forth in this Note 26. The amount of a reduction shall be limited to the minimum amount necessary to achieve compliance with these pollutant load restrictions.
26. Development of the property described in this PUD Land Use Plan is governed by the zoning ordinance approving the PUD zoning base district for the property and the exhibits attached to the ordinance thereto. Except as provided in the PUD zoning ordinance and exhibits, the rules and regulations set forth in the City Code, as amended, apply to development in the PUD.

27. Building heights on Parcels C, F and J are limited to the building heights shown on Exhibit "A" for such parcels.
28. A site plan on Parcel C or D may not be approved until a site plan is first or simultaneously approved on Parcels B, E or I.
29. The driveway locations shown on Exhibit "A" are approximate locations. Prior to site plan approval, the location of driveways must be reviewed and approved by the City of Austin and the Texas Department of Transportation, as applicable.
30. A 150 foot vegetative buffer from the edge of the stock tank currently existing in the southeast corner of Parcel J, the approximate limits of which are shown on Exhibit "A", shall be provided. Development in the buffer zone is subject to Section 25-8-281 of the City Code.
31. A 50 foot vegetative buffer shall be provided along the northern, eastern and southern boundary of Parcel H. Development is not permitted in the vegetative buffer, except for hike and bike trails, utility connections, drainage improvements, water quality controls, and maintenance of the buffer. Drainage and water quality improvements in the buffer are limited to water quality irrigation areas or detention ponds designed to preserve trees over eight inches in diameter or clusters of three or more trees with trunk diameters two to six inches within 10 feet of one another.
32. Vehicular access to and from Alderwood Drive, Derring Hill Drive, Harley Hill Drive and Inridge Drive for Parcel H is prohibited.
33. A table indicating all approved and pending site plans for development in the PUD shall be submitted with each site plan for development on property in the PUD.
34. Prior to issuance of a certificate of occupancy on Parcels F or J, the existing sidewalk along Convict Hill Road must be upgraded from four feet to six feet along the length of the southern boundary of Parcel J.
35. Prior to final plat approval of a lot in the PUD, the owner(s) shall dedicate right-of-way to the City of Austin for Convict Hill Road along the southern boundary of Parcel J, so that the right-of-way may be extended to a maximum of 32 feet from the center line of the existing Convict Hill Road.
36. Administrative and Business Office uses, and Professional Office uses, as defined in Section 25-2-4 of the City Code, shall be limited to a maximum total square footage amount of 200,000 square feet for all such uses located on the Property.
37. A single occupant of any office use, including medical office use, may not exceed 65,000 square feet of occupancy.

38. A single occupant of a commercial use that is a permitted use in the Forum PUD Permitted Use Table, attached as Exhibit "D", may not exceed 100,000 square feet of gross floor area. The restriction in this Note 38 does not apply to office uses, which are limited as provided in Notes 36 and 37.
39. A Plant Nursery use shall be a permitted use on those parcels for which it is identified as a permitted use in the Forum PUD Permitted Use Table, attached as Exhibit "D", provided that such use shall be limited to a site of 43,560 square feet or less, and provided that all herbicides, pesticides and similar products must be stored and displayed within an enclosed building and no more than 100 square feet or 0.075% of the total site area, whichever is greater, may be devoted to the storage and display of such products.

TRACT I

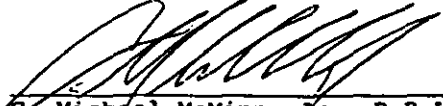
DESCRIPTION OF 3.11 ACRES, MORE OF LESS, OF LAND AREA, IN THE THOMAS ANDERSON LEAGUE, NO. 17, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT 26.78 ACRE TRACT OF LAND DECEIBED IN DEED DATED JANUARY 17, 1942, FROM H.E. WISE, ET UX, TO T.U. BRYANT, AS RECORDED IN VOLUME 693, PAGE 39, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for the east corner of the aforereferenced Bryant Tract, same being the east corner of the herein described tract of land;

THENCE with the line of the Bryant Tract, S 27°47'50"W 350.61 feet to an iron rod found in the northeast line of William Cannon Drive, for the south corner of the herein described tract of land;

THENCE with the common line of William Cannon Drive and the Bryant Tract, with a left breaking curve having a radius length of 2560.00 and a chord which bears N 57°31'50"W 923.86 feet to an iron rod set in the northeast line of the Bryant Tract for the north corner of the herein described tract of land;

THENCE with the line of the Bryant Tract S 78°51'05"E 961.08 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 3.11 acres, more or less, of land area, as described from record information and measurements made on the ground on April 22, 1996 by McMinn Land Surveying Company of Austin, Texas.


C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
4210 Spicewood Springs Road, Suite 201
Austin, Texas 78759
(512) 343-1970

DATE : August 14, 1996
SURVEY : Thomas Anderson League, No. 17
COUNTY : Travis, Texas

J.O. No. : 046194
TUBB0461

EXHIBIT C

TRACT II

DESCRIPTION OF 71.63 ACRES, MORE OR LESS, OF LAND AREA, IN THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED FROM RECORD INFORMATION AND OFFICE CALCULATIONS ONLY AND IS NOT TO BE CONSTRUED TO REPRESENT A BOUNDARY SURVEY, SAID 71.56 ACRES BEING A PORTION OF THAT 26 7/8 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JANUARY 17, 1942 FROM H.E. WISE, ET UX, TO T.U. BRYANT, AS RECORDED IN VOLUME 693, PAGE 39 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT 100 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 15, 1937, FROM J.L. MCCARTY, ET AL, TO T.U. BRYANT, AS RECORDED IN VOLUME 570, PAGE 270 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING THAT 10 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED FEBRUARY 26, 1948 FROM NETTIE JANUARY, ET AL, TO T.U. BRYANT, AS RECORDED IN VOLUME 906, PAGE 529 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the intersection of the southeast line of the aforereferenced 26 6/8 acre Bryant Tract, and the southwest line of William Cannon Drive, for the north corner of Lot 1, Block B, of Garza Ranch, a subdivision in Travis County, Texas, as recorded in Volume 90, Pages 4-7 of the Travis County Plat Records, same being the northerly east corner of the herein described tract of land;

THENCE leaving the PLACE OF BEGINNING and William Cannon Drive, with the common line of the 26 7/8 acre and the aforereferenced Garza Ranch, S 27° 41' 28" W 928.16 feet to the northeast line of the aforereferenced 100 acre Bryant Tract, for the south corner of the 10 acre Bryant Tract, same being the west corner of Lot 4, Block B of Garza Ranch, and being an interior corner of the herein described tract of land;

THENCE leaving the 26 7/8 acre Bryant Tract, with the common line of the 100 acre Bryant Tract and Garza Ranch, S 62° 23' 23" E 286.16 feet to the intersection of the northeast line of the 100 acre Bryant Tract, and the west line of MoPac Boulevard (also known as Loop 1), for the south corner of Lot 4, Block B of Garza Ranch, same being the east corner of the herein described tract of land;

THENCE leaving Garza Ranch, and crossing the 100 acre Bryant Tract with the line of MoPac Boulevard, the following five (5) courses:

1. with a right breaking curve having a radius length of 2275.33 feet, an arc length of 688.49 feet, and a chord which bears S 49° 33' 44" W 685.87 feet to a point of compound curvature;
2. with a right breaking curve having a radius length of 1620.52 feet, an arc length of 957.21 feet, and a chord which bears S 75° 09' 09" W 943.35 feet;
3. N 87° 55' 33" W 447.50 feet to the beginning of a left breaking curve;
4. with said left breaking curve having a radius length of 118.50 feet, an arc length of 63.43 feet, and a chord which bears S 76° 44' 09" W 62.68 feet; and
5. S 61° 24' 13" W 202.31 feet to the intersection of the north line of MoPac Boulevard, and the east line of Brush Country Drive;

page 2 of 2

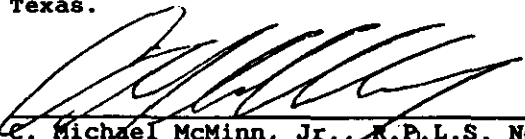
THENCE leaving MoPac Boulevard, with the common line of Brush Country Drive and the 100 acre Bryant Tract, the following two (2) courses:

1. with a right breaking curve having a radius length of 257.90 feet, an arc length of 277.17 feet, and a chord which bears N 02°25'05" W 264.02 feet; and
2. N 28°26'10" E 1439.04 feet to the north corner of the 100 acre Bryant Tract, same being the west corner of the remainder of the 26 7/8 acre Bryant;

THENCE leaving the 100 acre Bryant Tract, with the common line of Brush Country Drive, and the remainder of the 26 7/8 acre Bryant Tract, the following four (4) courses:

1. N 28°31'20" E 600.43 feet;
2. S 61°46' E 15.00 feet;
3. N 28°13'45" E 323.39 feet to the beginning of a right breaking curve; and
4. with said right breaking curve having a radius length of 20.00 feet, an arc length of 25.93 feet, and a chord which bears S 65°19'40" E 24.15 feet, to the intersection of the southeast line of Brush Country Drive, and the southwest line of William Cannon Drive, for the north corner of the herein described tract of land;

THENCE leaving Brush Country Drive, and crossing the 26 7/8 acre Bryant Tract, with the south line of William Cannon Drive, with a right breaking curve having a radius length of 2440.00 feet, an arc length of 1315.76 feet, and a chord which bears S 62°04'55" E 1299.88 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 71.63 acres, more or less, of land area, as described from record information and office calculations only and is not to be construed to represent a boundary survey, as prepared by McMinn Land Surveying Company of Austin, Texas.


C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
4210 Spicewood Springs Road, Suite 201
Austin, Texas 78759
(512) 343-1970

DATE : January 13, 1994
SURVEY : Thomas Anderson League
COUNTY : Travis, Texas

J.O. No. : 012394
LNDB0123

990408-14

TRACT III

DESCRIPTION OF 37.54 ACRES, MORE OR LESS, OF LAND AREA, IN THE THOMAS ANDERSON LEAGUE, NO. 17, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT 100 ACRE TRACT OF LAND DESCRIBED IN DEED DATED MARCH 15, 1937, FROM J.L. MCCARTY, ET AL, TO T.U. BRYANT, AS RECORDED IN VOLUME 570, PAGE 270, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found for the east corner of the aforereferenced Bryant Tract, same being the east corner of the herein described tract of land;

THENCE with the line of the Bryant Tract, S 27°23'20"W 731.54 feet to an iron rod found in the northeast line of Convict Hill Road, for the south corner of the Bryant Tract, same being the south corner of the herein described tract of land;

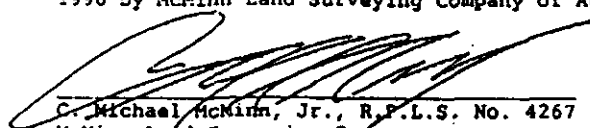
THENCE with the common line of Convict Hill Road and the Bryant Tract, the following two (2) courses:

1. N 62°16'20"W 877.97 feet; and
2. N 61°25'20"W 886.99 feet to a brass disk found at the intersection of the northeast line of Convict Hill Road and the southeast line of Loop 1, for the west corner of the herein described tract of land;

THENCE leaving Convict Hill Road and crossing the Bryant Tract with the line of Loop 1, the following four (4) courses:

1. N 28°15'25"E 34.98 feet to a brass disk found;
2. N 87°24'15"E 18.41 feet to a brass disk found at the beginning of a left breaking curve;
3. with said left breaking curve having a radius length of 2881.29 and a chord which bears N 67°37'00"E 1933.22 feet to a brass disk found at a point of compound curvature;
4. with a left breaking curve having a radius length of 1926.36 and a chord which bears N 45°04'25"E 199.26 feet to an iron pipe found in the northwest line of the Bryant Tract for the north corner of the herein described tract of land;

THENCE with the line of the Bryant Tract S 62°20'45"E 439.22 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 37.54 acres, more or less, of land area, as described from record information and measurements made on the ground on April 22, 1996 by McMinn Land Surveying Company of Austin, Texas.


C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
4210 Spicewood Springs Road, Suite 201
Austin, Texas 78759
(512) 343-1970

DATE : August 14, 1996
SURVEY : Thomas Anderson League, No. 17
COUNTY : Travis, Texas

J.O. No. : 046194
TUBA0461

TRACT IV

EXHIBIT "A"

Job No. 96-335
February 25, 1998
Page 1 of 3

FIELD NOTES

BEING 147.231 ACRES OF LAND LOCATED IN THE THEODORE BISSELL LEAGUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 147.231 ACRES BEING COMPRISED OF THOSE CERTAIN FOUR TRACTS OF LAND CONVEYED TO T.U. BRYANT BY DEED RECORDED IN VOLUME 965, PAGE 224 (CALLED 35.00 ACRES), AND VOLUME 814, PAGE 218 (CALLED 7.16 ACRES), AND VOLUME 852, PAGE 377 (CALLED 15.00 ACRES) AND VOLUME 1410, PAGE 252 (CALLED 82.00 ACRES) OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 147.231 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail found for the most northerly southwest corner of the herein described tract, same being the southeast corner of Lot 3, Cannon Oaks, recorded in Volume 87, Page 32A of the Plat Records of Travis County, Texas, said nail also being in the north line of that certain 17.949 acre tract conveyed to Bernard H. & Earnest L. Lendelius by deed recorded in Volume 6454, Page 1273 of the Deed Records of Travis County, Texas;

THENCE northerly along the common line between said Lot 3 and the herein described tract the following three (3) courses:

1. N 50°34'37" E a distance of 371.31 feet to a nail in tree found for corner;
2. N 24°57'06" E a distance of 266.84 feet to a 1/2-inch iron rod found for corner;
3. N 72°54'33" E a distance of 72.90 feet to a 1/2-inch iron rod found for corner in the south line of Lot 2, Western Hills at Cherry Creek, recorded in Volume 78, Page 136 of the Plat Records of Travis County, Texas;

THENCE easterly along the common line between said Western Hills at Cherry Creek and the herein described tract the following three (3) courses:

1. S 78°35'33" E a distance of 45.63 feet to a 1/2-inch iron rod found for corner;
2. S 59°37'58" E a distance of 204.45 feet to a 1/2-inch iron rod set for corner;
3. S 60°08'48" E a distance of 1,105.85 feet to a 1/2-inch iron rod found for the southwest corner of Lot 50, Western Hills, recorded in Volume 6, Page 73 of the Plat Records of Travis County, Texas, said iron rod also being in the east right-of-way line of Stage Coach Trail;

THENCE easterly along the common line between said Western Hills and the herein described tract the following three (3) courses:

1. S 60°04'17" E a distance of 749.11 feet to a 1/2-inch iron rod found for corner;
2. S 30°08'53" W a distance of 93.34 feet to a 1/2-inch iron rod set for corner;
3. S 59°59'05" E a distance of 1,434.80 feet to a punch hole in concrete found in the west line of Lot 1, Cherry Creek Commercial III-A, recorded in Volume 78, Page 271 of the Plat Records of Travis County, Texas;

THENCE along the common line between said Lot 1 and the herein described tract the following two (2) courses:

1. S 30°28'21" W a distance of 65.50 feet to a 1/2-inch iron rod found for corner;
2. S 61°40'15" E a distance of 138.57 feet to a punch hole in concrete found for the northwest corner of Lot 4, Block P, Cherry Creek Phase IV, Section One recorded in Volume 68, Page 2 of the Plat Records of Travis County, Texas;

THENCE southerly along the common line between said Cherry Creek Phase IV, Section One and Two and the herein described tract the following seven (7) courses:

1. S 20°06'47" W a distance of 249.06 feet to a 1/2-inch iron rod found for corner;
2. S 29°26'47" W a distance of 563.44 feet to a 1/2-inch iron rod set for corner;
3. S 22°13'37" W a distance of 34.79 feet to a 1/2-inch iron rod found for corner;
4. S 26°34'47" W a distance of 148.35 feet to a 1/2-inch iron rod found for corner;
5. S 28°21'47" W a distance of 613.10 feet to a 1/2-inch iron rod set for corner;
6. S 28°55'47" W a distance of 215.90 feet to a 1/2-inch iron rod found for corner;
7. S 30°08'47" W a distance of 119.30 feet to a 1/2-inch iron pipe found for the southwest corner of Lot 13, Block F, in said Cherry Creek Phase IV, Section Two, same being the common north corner of Lots 1 and 2, Block A, Cherry Creek Phase II, Section One Amended, recorded in Volume 76, Page 319 of the Plat Records of Travis County, Texas;

THENCE westerly along the common line between said Cherry Creek Phase II, Section One Amended and the herein described tract the following four (4) courses:

1. N 60°29'20" W a distance of 189.95 feet to a 1/2-inch iron rod found for corner;
2. N 60°35'40" W a distance of 91.11 feet to a 1/2-inch iron rod set for corner;
3. N 57°33'59" W a distance of 569.03 feet to a 1/2-inch iron rod found for corner;
4. N 56°42'59" W a distance of 168.27 feet to a 1/2-inch iron rod found for the northwest corner of said Cherry Creek Phase II, Section One Amended, same being the northeast corner of that certain 15.056 acre City of Austin tract;

THENCE N 60°13'31" W along the common line between said 15.056 acre tract and the herein described tract a distance of 621.65 feet to a 1/2-inch iron rod found for the intersection of the east line of Longview Road (ROW Varies) with the north line of Paisano Trail (ROW Varies);

THENCE westerly along said north line and the east line of Paisano Trail as fenced and used upon the ground the following three (3) courses:

1. N 60°47'21" W a distance of 1,220.88 feet to a fence post found for corner;
2. N 10°07'19" W a distance of 39.13 feet to a fence post found for corner;
3. N 29°38'00" E a distance of 383.15 feet to a 1/2-inch iron rod found for the southeast corner of that certain 1.50 acre tract conveyed to Zion Rest Baptist Church by deed recorded in Volume 12723, Page 1369 of the Real Property Records of Travis County, Texas;

THENCE N 29°49'38" E along the common line between said 1.50 acre tract and the herein described tract a distance of 322.95 feet to a 1/2-inch iron rod found for the northeast corner of said 1.50 acre tract, same being the most easterly southeast corner of that certain 7.29 acre tract conveyed to A. G. Nichols by deed recorded in Volume 2176, Page 178 of the Deed Records of Travis County, Texas;

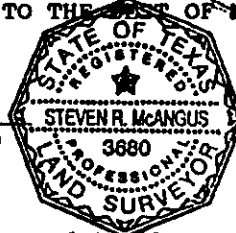
THENCE northerly and westerly along the common line between said 7.29 acre tract and the herein described tract the following two (2) courses:

1. N 29°18'11" E a distance of 627.35 feet to a fence post found for corner;
2. N 60°53'07" W a distance of 396.80 feet to a fence post found for the northwest corner of said 7.29 acre tract, same being the northeast corner of the aforementioned 17.949 acre Lundelius tract;

THENCE N 56°28'20" W along the common line between said 17.949 acre tract and the herein described tract a distance of 579.44 feet to the POINT OF BEGINNING of the herein described tract and containing 147.231 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED IN THE FIELD UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Steven R. McAngus, R.P.L.S. No. 3680

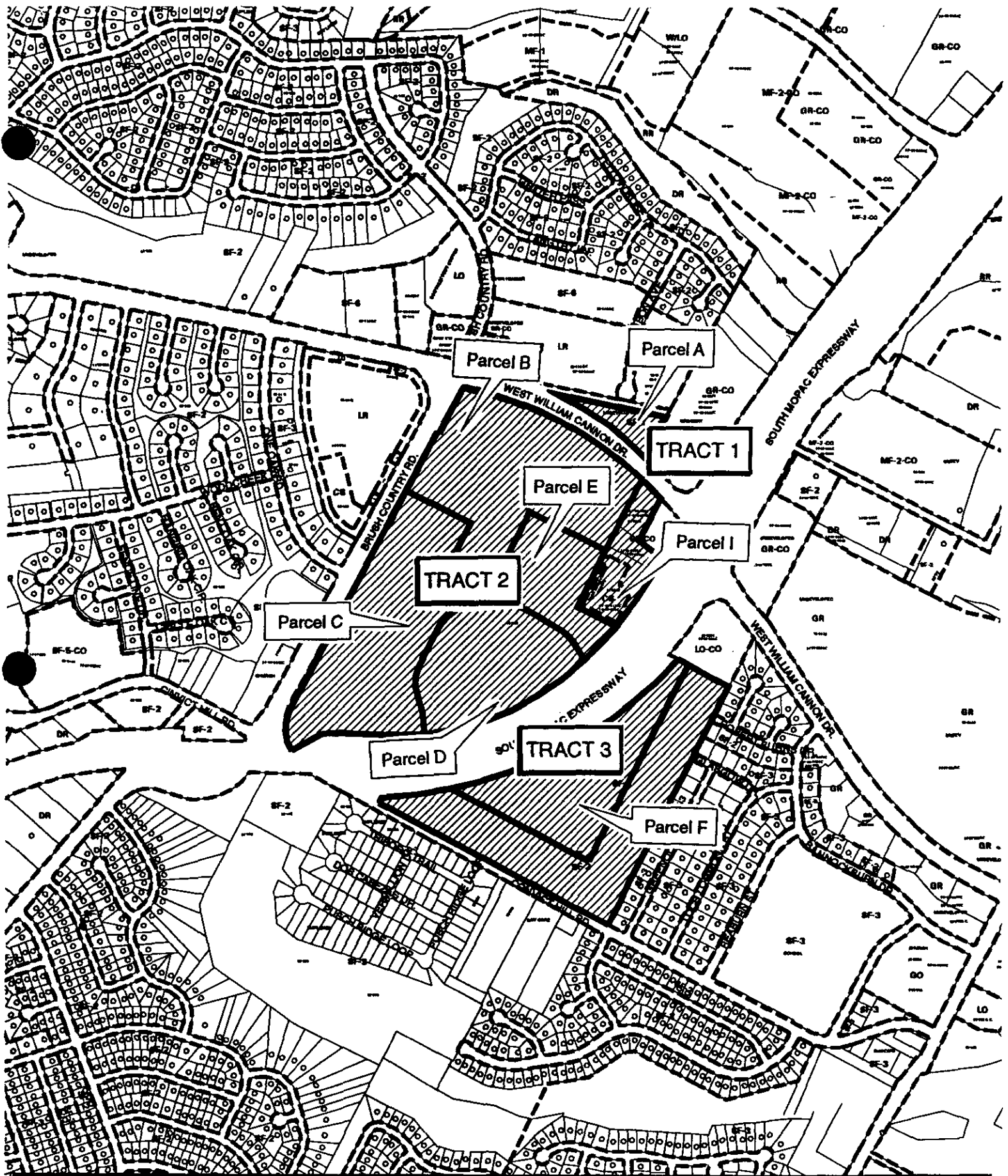






(The bearings shown herein are referenced to the recorded subdivision plat of Western Hills at Cherry Creek recorded in Volume 78, Page 136 of the Plat Records of Travis County, Texas).

TRACT V

PROPERTY DESCRIPTION

Lots 1, 3, and 4, Block B of the Garza Ranch Subdivision, an addition to the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 90, Page 5 of the Plat Records of Travis County, Texas



 1" = 800'	SUBJECT TRACT 	ZONING CASE #: C814-98-0001 ADDRESS: S.MOPAC AND W.WILLIAM CANYON DR SUBJECT AREA (acres): 117.760		DATE: 98-08 INTLS: TRC	CITY GRID REFERENCE NUMBER D18
	PENDING CASE 				
	ZONING BOUNDARY 				
	CASE MGR: JARRIAGA				

990408-14

EXHIBIT "D"

THE FORUM PUD PERMITTED USES TABLE

The Forum PUD Land Use Plan has been divided into Parcels A through J. The Parcels are identified on the PUD Land Use Plan using the familiar City of Austin zoning designations. For each Parcel, the permitted and conditional uses in the zoning base district associated with the Parcels, as set out in the Table of Permitted, Conditional and Prohibited Uses in §25-2-491 of the Austin City Code in effect on the date of approval of the PUD zoning ordinance, are intended to be the permitted and conditional uses for that Parcel within the PUD Land Use Plan, with certain additions or exclusions, as detailed below:

<u>Parcels</u>	<u>Base District</u>	<u>Additional Permitted Uses</u>	<u>Additional Excluded Uses</u>
A (3.11 acres)	GR	Liquor Sales, Plant Nursery, Veterinary Services	Service Station.
B (21.85 acres)	GR	Plant Nursery, Veterinary Services, Liquor Sales	Service Station and Restaurant (Drive-In, Fast Food).
C (27.49 acres)	GO	Veterinary Services	None.
D (13.38 acres)	GR	Plant Nursery, Veterinary Services, Convalescent Services, Liquor Sales, Hospital Services (General)	Service Station and Restaurant (Drive-In, Fast Food).
E (8.91 acres)	GR	Veterinary Services, Liquor Sales, Construction Sales, and Services	Service Station and Restaurant (Drive-In, Fast Food).
F (16.84 acres)	LR	Convalescent Services, General Retail Sales (General), Medical Offices (exceeding 5,000 sq.ft. of gross floor area), Outdoor Sports & Recreation, Congregate Living, Hospital Services (Limited)	Service Station and Restaurant (Drive-In, Fast Food).
G (134.50 acres)	(1)	(1)	(1)
H (12.73 acres)	(1)	(1)	(1)
I (5.48 acres)	GR	Veterinary Services, Liquor Sales, Construction Sales, and Services	Service Station and Restaurant (Drive-In, Fast Food).

<u>Parcels</u>	<u>Base District</u>	<u>Additional Permitted Uses</u>	<u>Additional Excluded Uses</u>
J (20.70 acres)	LO	Congregate Living, Outdoor Sports & Recreation, Hospital Services (Limited)	None.

- (1) Parcels G and H shall be used for educational purposes in the study of ecology, the environment, and natural and physical sciences. Parcel G shall be undeveloped except that trails and trail markers are permitted. Parcel H shall be undeveloped except that development incidental to and necessary for such educational use, including but not limited to trails and a covered staging area and/or a small building to provide shelter and instructional opportunities, is permitted. No paved surfaces are allowed on Parcel G except as required to comply with the Americans With Disabilities Act ("ADA").

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Green Building Standards for
The Forum Planned Unit Development

Submitted to:

Mrs. Catherine Brownlee

by:

Gail Vittori

Center for Maximum Potential Building Systems

and

D. Lauren Ross, Ph.D., P. E.

Glenrose Engineering

August 1998

EXHIBIT E

INTRODUCTION

The following presents "Green Builder" requirements for the Forum Planned Unit Development. The requirements have been designed to reduce environmental costs and consequences and increase the aesthetic value of the development. They incorporate these considerations:

- either no increased costs or reasonable costs for the environmental value achieved;
- tested and readily available methods and materials; and
- life cycle costs during raw material acquisition, manufacturing, construction, use, and disposal.

Administrative amendments to these Green Builder requirements are authorized to accommodate changes and improvements in relevant technology, material availability, and information. These Green Builder requirements will not apply if their application would result in noncompliance with City rules or regulations.

TRANSPORTATION

Covered bicycle parking will be provided within 50 feet of each building. The number of bicycle parking spaces provided will meet or exceed City of Austin standards.

One shower stall with changing area and independent access for men and women will be provided for each use occupying 50,000 square feet or more building area.

Connecting pedestrian and bicycle pathways will be provided among site destinations.

LANDSCAPING

Preservation of Existing Plant Material

A botanist and arborist with expertise in Central Texas Hill Country species will conduct a survey of existing trees and plants. The survey will include the following:

- a field survey;
- a species list; and
- recommendations for rare, unique, or valuable plant recovery and reuse;
- an evaluation of all trees 19 inches and larger in diameter performed in accordance with Section 3.5.1 of the Environmental Criteria Manual ;

- recommendations for protection of significant trees during construction; and
- recommendations for long-term site management to protect the tree resources.

Significant trees and tree groves identified on the attached map will be preserved. The evaluation shall be used to ensure that the most desirable trees are given priority for preservation in site plan design.

Use of Native Plant Species and Materials

At least 95% of the landscaped areas will use only plants native to the Central Texas Hill Country.

Xeriscape

Xeriscape principles will be used in the landscape design including but not limited to the delineation of hydrozones, proper soil preparation, and the use of mulches.

No more than 25% of the landscape will be turf.

Golf Course and Driving Range Uses

Golf course or driving range uses are not considered landscaped areas. These use areas must meet the following criteria:

- At least 95% of the grasses and plants used on the golf course or associated areas must be native the Central Texas Hill Country.
- The use of herbicides is prohibited. All weeding will be by hand or mechanical methods.
- The use of toxic chemical insecticides is prohibited, except for fire ant control by Logic or equivalent chemical.
- Fertilizer application rates will not exceed 60 pounds nitrogen per acre per year.

Irrigation System

The following criteria apply to landscape irrigation. Separate criteria will apply to stormwater reirrigation. An irrigation plan will be developed and implemented incorporating the following minimum components:

- specification of water zones based on plant needs, and rain and wind shut-off devices;
- design to minimize evaporation by using techniques such as low water delivery pressure, large drop size, and delivery near to the ground;

- the irrigation controller located within visual sight of the irrigated area, to the greatest extent practicable;
- three seasonal watering schedules (spring, summer, and fall);
- the watering cycle to begin in the early morning and end by 10:00 a.m. to minimize evaporation and fungus growth; and
- sprinkler maintenance to ensure proper overlap and head-to-head coverage.

Maintenance of Landscaped Areas

Maintenance of landscaped areas will use electric mowers and equipment to the extent practicable.

Integrated Pest Management

An Integrated Pest Management (IPM) plan will be developed and implemented for the site using City of Austin standards. The plan will address both construction and post-construction chemical use.

Materials

Recycled materials will be used to the greatest extent feasible for planters, benches, and stone work.

No materials that leach pollutants, such as creosote-treated railroad ties, will be used.

Topsoil from the site will be stockpiled within a silt-fenced area.

Excavated boulders will be stored and incorporated into the site landscape to the extent feasible.

Woody plant material will be used on site either for fence posts and trim, or mulched and used on site for paths and planting beds to the greatest extent practicable. All woody plant material not used on-site will be made available for off-site use. None of the woody plant material will be disposed of in a landfill.

Shade

Parking lot shade will be provided at twice the level required by the City of Austin ordinances.

Shading will be provided for pedestrian and bicycle pathways through the site.

Connecting paths for pedestrians and bikes will be pervious, except where impervious pavement is required to meet applicable law, or where otherwise necessary to accommodate intended use.

ENERGY

Building orientation, exterior surface color and reflectivity, shading, wall insulation and building shell shall be adequate to limit the annual energy required to heat and cool the building.

The roof surface reflectivity will be a minimum of 75 %.

Building design will achieve an energy efficiency at least 15% greater than a 1998 prototypical or reference building. A prototypical or reference building is one that complies with all applicable requirements, but does not take any further measures regarding energy efficiency. Alternatively, the design may achieve 30% greater energy efficiency than the EPA model energy code.

HVAC equipment will be shaded.

Lighting

Daylighting will be incorporated into the building design to provide at least 85% of daytime light needs for at least 30% of the floor area.

Light ballasts would be "rapid start" where rapid start is the most efficient ballast available for the proposed light type.

Interior lighting would provide color rendering equivalent to 3500K fluorescent lamps.

The exterior lighting design will achieve or exceed the following Dark Sky Standards:

- Average exterior illumination will be no more than 3.5 foot candles at ground level. The uniformity ratio of average to minimum illumination at ground level will be no more than 4:1.
- All fixtures will be hooded and shielded to eliminate 100% of the upward directed light.
- All fixtures will be hooded, shielded or screened to eliminate light source visibility from any adjacent single family residence.
- The maximum allowable wattage of any single fixture is 400 watts.
- Building fronts will not be floodlit from parking lots. If building facade lighting is needed, it will be provided by lights located near the facade.

CONSERVATION

Rainwater Harvesting

Roof design will allow capture of at least 80% of the roof area for rainwater harvesting. Rainwater collection and storage will be provided for at least 1 inch of capture volume provided, however, in no event shall such facilities be required to exceed a maximum cost of \$3,000 per 10,000 square feet of the roof area.

Roof-mounted HVAC equipment must include containment and capture of any leaks.

Recycling

All loading docks will be designed to incorporate designated areas for storage of store-generated recycled materials. Recycling storage areas will be shown on the building plans.

SITE CONSTRUCTION

Disturbance Envelope

The limits of construction will preserve the maximum possible undisturbed areas. Fencing will be constructed to enforce undisturbed areas. Tree protection will be provided to minimize root damage, soil compaction, trunk scrapes, branch breaks, and grade changes.

Toxic Chemicals

Construction phase pest management, including termite control, will use non-chemical and least toxic controls. Chemical termite control, if any, will use pyrethroid and/or borate materials or equivalent.

All fuels, petroleum products, and chemicals stored on site during construction will be placed in a designated area with an impermeable liner and storage capacity for the largest container plus 10% of its volume.

Recycling

A minimum of 30% of the construction waste, by volume, will be collected and transported for recycling

Revegetation

Revegetation for erosion control will be consistent with the project landscape standards. Construction traffic area soils will be aerated and amended as necessary for landscaped areas. Revegetation seed mixes will introduce only native grasses and wildflowers, to the extent that these plants can be incorporated into a plan consistent with City of Austin requirements for releasing fiscal. A contract for plant and/or seed availability must be initiated with the beginning of construction.

Fertilizer not more than the equivalent of 60 pounds of nitrogen per acre per year will be applied, except where greater plant nitrogen uptake is demonstrated.

TOXIC CHEMICALS AND AIR QUALITY

The HVAC system will meet or exceed the ASHRAE 62-1989 standard of at least 15 cubic feet per minute per person of fresh air.

Outside air intakes will be located to avoid air sources from polluted or overheated areas including parking lots, loading docks, or building exhausts. Air intakes will be located considering the location of these areas and predominant wind direction from the southeast. Roof intakes are acceptable

Lamps will not exceed 3 milligrams mercury.

Lockable storage areas will be provided for hazardous material/chemical storage. Storage areas for volatilizing chemicals will be designed to vent to the outside.

Construction staging will minimize the absorption of volatile organic compounds into surrounding building materials to the maximum extent permitted by sound construction practices.

MATERIALS

Acoustical Tile

No acoustical tile will be used in any single room with more than 30,000 square feet area. If acoustical tile is used elsewhere, the minimum recycled content will be 46%, if this recycled content is readily available at an approximately equivalent cost. The minimum reflectivity of the acoustical tile will be 0.75.

Concrete

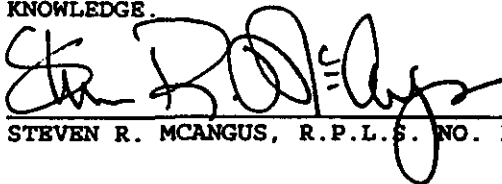
Tilt-up walls will incorporate a minimum 20% Class C fly ash, if this content is available at an equivalent cost and performance.

Concrete masonry units (CMUs) will contain Class C fly ash and recycled aggregate to the extent that the concrete design is in accordance with ASTM C-90

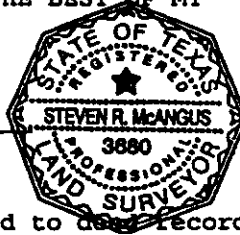
January 12, 1999
Job No. 98-213
165.27 Acre Tract
Page 2 of 2

3. N 29°56'31" E a distance of 722.02 feet to the POINT
OF BEGINNING of the herein described tract and
containing 165.27 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS
PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE.



STEVEN R. MCANGUS, R.P.L.S. NO. 3680



(The bearings shown hereon are referenced to ~~deed~~ recorded in
Volume 2522, Page 442 of the Deed Records of Travis County,
Texas.)

FIELD NOTES

BEING A 165.27-ACRE TRACT OF LAND LOCATED IN THE SAMUEL W. HAMILTON SURVEY NO.16 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF A 196.272-ACRE REMAINDER PORTION OF A 200-ACRE TRACT OF LAND CONVEYED TO JEANETTE DAWSON CARROL, ET AL BY INSTRUMENT RECORDED IN VOLUME 2522, PAGE 442 OF THE DEED RECORDS OF WILLIAMSON COUNTY: SAID 165.27-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron found for the northwest corner of said 196.272 acre tract, same being the northeast corner of that certain 39.891-acre tract conveyed to Davis Lane, Ltd. by deed recorded in Volume 12391, Page 395 of the Real Property Records of Travis County, Texas, said iron rod also being in the south line of Deer Lane (ROW Varies);

THENCE S 60°00'00" E along said south line of Deer Lane, same being the north boundary line of said 196.272-acre tract a distance of 2,662.98 feet to a 1/2-inch iron rod set for corner;

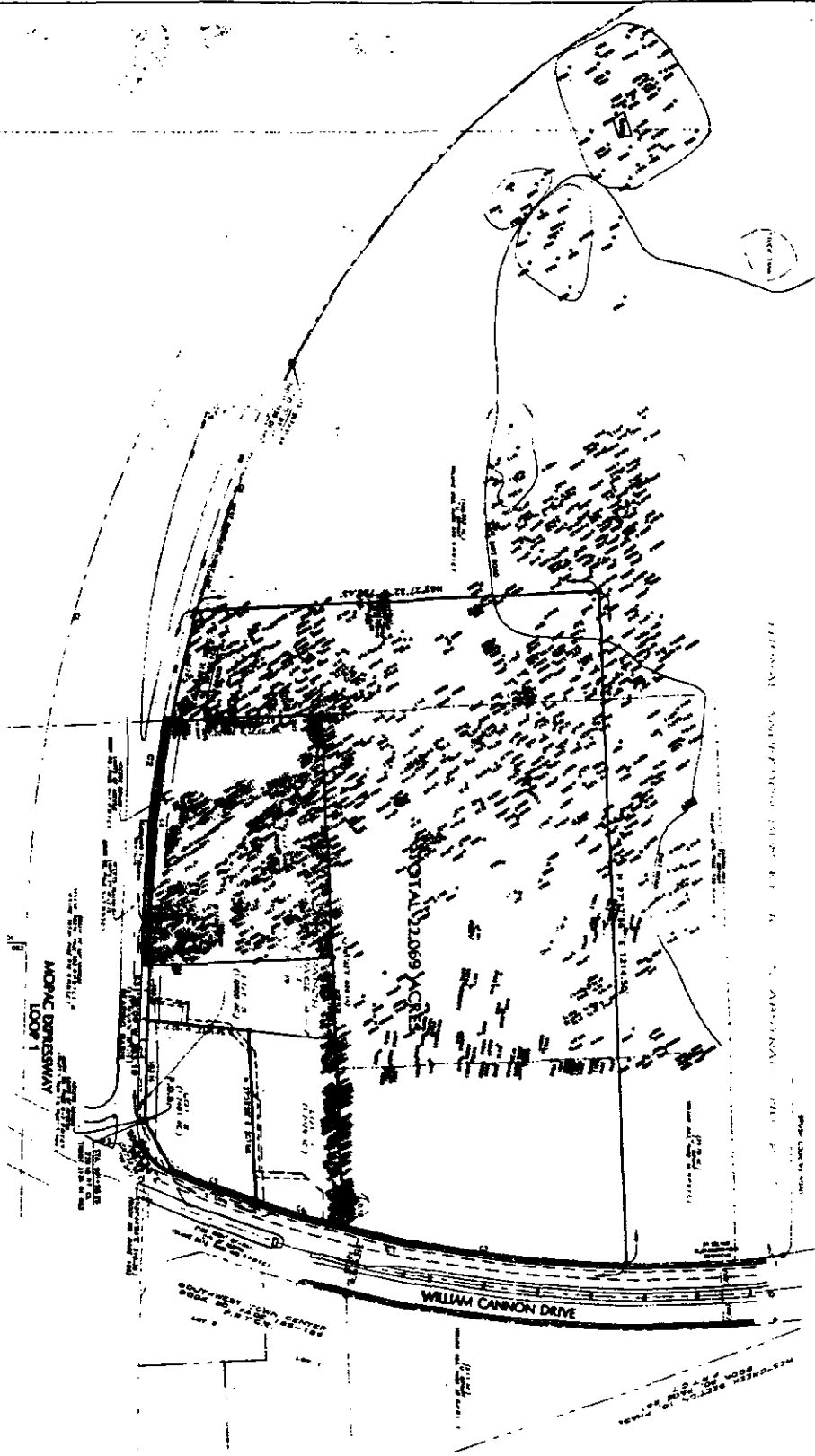
THENCE S 30°06'33" W departing the southerly right-of-way line of Deer Lane, through the interior of said 196.272-acre Tract a distance of 2,712.15 feet to a 1/2-inch iron rod set in the northerly boundary line of a 214.875-acre tract of land conveyed to Circle C Development Joint Venture by instrument recorded in Volume 11620, Page 1126 of said Deed Records, same being the southeast corner hereof, and from which a 1/2-inch found for the northwest corner of a 4.944-acre tract of land conveyed to the City of Austin by instrument recorded in Volume 12964, Page 1223 of said Deed Records, same being the southeast corner of a 0.987-acre tract of land conveyed to the City of Austin by instrument recorded in Volume 12817, Page 575 of the said Deed Records bears S 59°53'27" E a distance of 80.46 feet;

THENCE with the northerly boundary line of said 214.875-acre Tract the following four (4) courses:

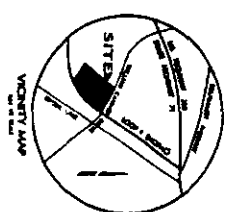
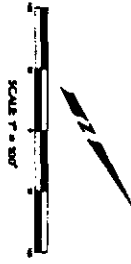
1. N 59°53'27" W a distance of 434.43 feet to a 5/8-inch iron pipe found;
2. N 59°39'31" W a distance of 385.53 feet to a 5/8-inch iron pipe found;
3. N 59°58'42" W a distance of 887.11 feet to a 5/8-inch iron pipe found;
4. N 60°07'52" W a distance of 941.21 feet to a 5/8-inch iron pipe found for the southeast corner of a 39.891-acre tract of land conveyed to Davis Lane, Ltd. by instrument recorded in Volume 12391, Page 395 of said Deed Records, same being the southwest corner hereof;

THENCE departing the northerly boundary line of said 214.875-acre Tract, with the easterly boundary line of said 39.891-acre, same being the westerly boundary line of said 196.272-acre Tract the following three (3) courses;

1. N 29°43'22" E a distance of 1259.32 feet to a 5/8-inch iron pipe found on an angle point hereof;
2. N 29°47'12" E a distance of 729.51 feet to a 5/8-inch iron pipe found on an angle point hereof;



LEGEND
 --- PROPERTY LINE
 --- EASEMENT
 --- SURVEY LINE
 --- ADJACENT PROPERTY
 --- ROAD CENTER LINE
 --- RAILROAD CENTER LINE
 --- UTILITY CENTER LINE
 --- WATER CENTER LINE
 --- GAS CENTER LINE
 --- TELEPHONE CENTER LINE
 --- FENCE
 --- FILL
 --- EXCAVATION
 --- CONSTRUCTION
 --- REMOVAL
 --- EROSION
 --- DEPOSITION
 --- SETTLEMENT
 --- SLIP
 --- LANDSLIDE
 --- FLOOD
 --- TIDE
 --- WIND
 --- FIRE
 --- OTHER



TIME AND TOPOGRAPHIC SURVEY OF
 20.69 ACRES OF LAND OUT OF THE
 THOMAS ANDERSON SURVEY NO. 2, ABSTRACT NO. 2
 BEING A PORTION OF A 100.00 ACRES TRACT RECORDED IN VOLUME 986, PAGE 529,
 A 10.00 ACRES TRACT RECORDED IN VOLUME 986, PAGE 529
 AND A 10.69 ACRES TRACT RECORDED IN VOLUME 986, PAGE 529 OF THE
 REAL PROPERTY RECORDS OF TRANS COUNTY, TEXAS

AccuSurvey, Inc.
 Professional Land Surveyors
 4001 W. Loop West, Suite 200
 Houston, Texas 77052
 Phone: (713) 865-0000 Fax: (713) 865-0001
 www.accusurvey.com

LOWE'S HOME
 CENTERS, INC.

This is a true and correct copy of the original survey as the same appears in the office of the Surveyor General of the State of Texas, at Austin, Texas, this 1st day of May, 1998.
 Surveyor General
 State of Texas

- durability
- locally produced/quarried/salvaged/recovered materials
- recycled or reconstituted content
- independent environmental certification
- toxic or specialty chemicals required to maintain
- availability
- aesthetics
- cost
- contribution to high indoor air quality
- recyclable or biodegradable
- installation is possible with local labor force
- required application of finish materials

Remodeling and Painting

Remodeling and painting will meet or exceed the standards implemented in the original construction.

regulations, meets all appropriate design criteria, and is available at an approximately equivalent cost.

Form Oil

All form oil will be non-toxic.

Insulation

The insulation of choice is 100% recycled cellulose as loose fill. This material is manufactured in Texas, is readily available, and inexpensive. Alternatively, formaldehyde free, encapsulated fiberglass bats may be used. Rigid board must be expanded. No extruded polystyrene manufactured with a non-ozone depleting blowing agent will be allowed except where no equivalent insulation is available for an approximately equivalent cost.

Parking Stops and Dock Bumpers

Parking lot stops and dock bumpers will be constructed of 100% recycled material.

Volatile Organic Compounds

Tile and cove base adhesives will contain no volatile organic compounds.

Paints, sealants, caulks, and adhesives will contain zero or less than 100 grams per liter volatile organic compounds.

Joint compounds and wall texture will contain zero or less than 25 grams per liter volatile organic compounds.

Ozone Depleting Compounds

Heating and cooling refrigerant will use non-ozone depleting compounds if they are available for commercial application at a cost that is not more than 110% of another system with equivalent performance.

Carpet

Carpet use will be minimized to the greatest extent practicable. Its use is to be particularly avoided in high traffic areas.

Any carpet used will have a minimum 15-year warranty.

Material Evaluations

Construction material specifications will be evaluated using the following criteria:

THE FORUM PLANNED UNIT DEVELOPMENT WATER QUALITY CONTROL DESIGN STANDARDS

SOS Pollution Reduction Standard

The Forum Planned Unit Development will meet the SOS pollution reduction standard of no increase in the average annual pollutant load above the baseline level. Calculations of baseline and developed load conditions shall be as described in the City of Austin Environmental Criteria Manual Section 1.6.9.3 (30 June 1994). This standard will be met for the combined pollutant load from all developed tracts.

Project Phasing Based on Demonstrated Water Quality Control Effectiveness

The ability of Forum Planned Unit Development to meet the pollutant reduction standard of no increase in the average annual pollutant load depends on the average annual pollutant load generated by the development and on the availability of suitable areas to infiltrate the water quality treatment volume without generating runoff. The Forum Planned Unit Development will occur in two phases. Construction of the second phase will be authorized only after the Forum has demonstrated the water quality control effectiveness for the first phase, such determination to be made within the sole discretion of the City.

- Phase I. Site plans and retention/reirrigation water quality controls for up to 30 acres of impervious cover (30% of the development tract net site area) can be approved by the City in Phase I. The Forum will monitor reirrigation down slope areas to demonstrate no reirrigation water runoff. Monitoring will be performed for rainfall events greater than 0.5 inches.
- Phase II. After the sooner of either 5 rainfall events greater than 0.5 inches or one year, the Forum can submit the results of the monitoring and site plans for the remainder of the allowed development. The City will review and approve the monitoring results prior to approval of the site plans. Water quality control design for Phase II development must be consistent with the demonstrated effective design of Phase I.

In addition to this demonstration, the Forum will meet all other requirements of the City of Austin for water quality control effectiveness and maintenance.

EXHIBIT "G"

THE FORUM PLANNED UNIT DEVELOPMENT WATER QUALITY CONTROL DESIGN STANDARDS

Retention/Reirrigation Design Standards

The Forum Planned Unit Development will achieve no increase in the average annual pollutant load using retention/reirrigation water quality controls. The controls shall be designed using the following minimum criteria:

- Soil suitability and Edwards structure shall be determined based on a field investigation including at least the following elements:
 - a minimum of 3 to 5 soil bore pits in each soil area to be used for reirrigation;
 - soil pit profiles logged and described by a soil scientist experienced in Central Texas karst soils including but not limited to soil type, presence and proportion of coarse fragments, and soil structure;
 - where bedrock conditions are encountered within 5 feet of the soil surface, an area at least 3 feet by 6 feet of the bedrock will be exposed; and
 - bedrock conditions affecting the migration and attenuation of infiltrating stormwater quality will be logged, including but not limited to bedrock depth, weathering, fractures, voids, and honeycomb texture.
- Soil infiltration rates will be determined based either on the average published permeability value for each soil type or on field characterization.
- Soil amendment will be performed where necessary to achieve better infiltration, storage, and vegetative uptake.
- Adequate vegetation will be maintained on the reirrigation area to maximize pollutant uptake and enhance soil absorptivity.
- The capture depth shall be based on the impervious cover in the contributing drainage area using the criteria of Table 1-12 of the City of Austin Environmental Criteria Manual.
- A reirrigation cycling factor of $\frac{1}{2}$ will be incorporated into the reirrigation area design.

EXHIBIT "G"